

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Denton

State: TX

PJ's Total HOME Allocation Received: \$7,453,763

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	92.01 %	92.97 %	20	94.94 %	29	26	
% of Funds Disbursed	84.56 %	82.82 %	20	84.35 %	39	39	
Leveraging Ratio for Rental Activities	0.73	3.89	19	4.59	18	14	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	81.38 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.82 %	57.46 %	12	68.05 %	54	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	70.67 %	1	79.65 %	100	100	
% of 0-30% AMI Renters to All Renters***	75.00 %	37.06 %	6	44.76 %	83	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	6 / 38	Nationally:	74 75	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,500	\$13,899		\$25,245	8 Units	3.10 %	
Homebuyer Unit	\$12,901	\$9,312		\$14,395	181 Units	70.70 %	
Homeowner-Rehab Unit	\$44,771	\$29,885		\$20,186	57 Units	22.30 %	
TBRA Unit	\$29,666	\$3,715		\$3,142	10 Units	3.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,138	\$82,092	\$57,322
State:*	\$49,529	\$58,417	\$32,549
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.77

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	87.5	39.2	26.3	100.0
Black/African American:	12.5	7.7	49.1	0.0
Asian:	0.0	1.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.6	0.0	0.0

ETHNICITY:

Hispanic	0.0	51.4	24.6	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	13.8	28.1	100.0
2 Persons:	0.0	18.2	24.6	0.0
3 Persons:	75.0	22.7	12.3	0.0
4 Persons:	0.0	20.4	12.3	0.0
5 Persons:	0.0	14.4	14.0	0.0
6 Persons:	0.0	5.5	7.0	0.0
7 Persons:	0.0	2.2	1.8	0.0
8 or more Persons:	0.0	2.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	18.2	14.0	20.0
Elderly:	0.0	0.0	45.6	80.0
Related/Single Parent:	75.0	17.1	24.6	0.0
Related/Two Parent:	0.0	56.9	15.8	0.0
Other:	12.5	7.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton State: TX Group Rank: 74
(Percentile)
State Rank: 6 / 38 PJs Overall Rank: 75
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	75.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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